



Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: Kathy LéVeque
Supervising Planner

**SUBJECT: JAPANTOWN SQUARE
DEVELOPMENT TURNKEY
PLAZA PARK MASTER PLAN**

DATE: April 18, 2016

Approved

Date

COUNCIL DISTRICT: 3

RECOMMENDATION

Accept the Master Plan for the new turnkey plaza park associated with the Japantown Square Mixed Use Development application, File No. PD 15-055 and recommend City Council approval of the Master Plan.

OUTCOME

Approval of the Master Plan for the Japantown Square turnkey plaza park will support the future design and construction of a new turnkey plaza park serving the Japantown-Jackson/Taylor, and Northside neighborhoods.

BACKGROUND

Related California (Developer) has applied for a Planned Development Permit (File No. PD15-055) to allow a mixed use project on a 5.25-gross acre site that includes 491 residential apartment units, 18,865 square feet of commercial space, and a 0.75-acre public plaza park. The Japantown Square Mixed Use Development application (Project) also provides a 0.75-acre parcel for a future Creative Center for the Arts (CCA) building with an indoor performance space for San José Taiko. The CCA building will be run by SVCreates, a nonprofit focused on increasing investment and engagement in creative culture. The site is located at 696 North 6th Street and is bordered by North 6th Street, North 7th Street, East Taylor Street and Jackson Street.

The site formerly served as the City of San José's Corporation Yard. The former Corporation Yard was demolished, and currently the site is a paved parking lot. A portion of the property is

being used as a public parking facility, and another portion is being used for the Japantown Farmer's Market. The Project site is located within the Jackson Taylor Residential Strategy, which provides for the conversion of older industrial lands into higher density, mixed-use, transit-oriented neighborhoods. The plan recommends creating a mixed-use residential and commercial core in the center of the plan area that is urban in character and at a scale and density consistent with the surrounding area.

The Project proposal is to dedicate 0.75 acres of parkland midblock on the east side of North 6th Street between Jackson Street and Taylor Street, to be developed as a turnkey plaza park. Private Recreation Credits and Parkland In-lieu Fees are anticipated to be used to fulfill the remainder of the PDO/PIO obligation of the new residential development.

The proposed plaza park has been identified in the Jackson-Taylor Residential Strategy (Specific Plan), the Greenprint, and is consistent with the Envision San Jose 2040 General Plan (GP). At present there are two parks in close proximity that serve the broader neighborhood; these parks are Raymond Bernal Jr. Memorial Park (5.8 acres) and Backesto Park (10.5 acres). Additionally, the new turnkey Cannery Park (1 acre) on 10th and Mission Street is expected to open in the next few years.

ANALYSIS

The proposed turnkey plaza park site is an approximately 0.75-acre site, located midblock on the east side of North 6th Street, between Jackson Street and East Taylor Street. The Jackson-Taylor Residential Strategy area has seen extensive development in recent years, with more than 1,000 units constructed or currently undergoing various stages of development. Together with existing parks and the new Cannery Park, this project helps to alleviate the strong demand for public recreation areas serving the community.

Extensive community outreach on the redevelopment of this property has been conducted in combination with the Office of Economic Development (OED) and the Department of Planning, Building and Code Enforcement (PBCE). A noticed community meeting was held on March 30, 2016, to discuss the proposed project including design of the plaza park. Community members attending the meeting were generally supportive of the proposed plaza park. Concerns were expressed over noise, proposed ping pong tables and decomposed granite pathways. As a result, the developer has revised the plans to remove the ping pong tables and replace a portion of the decomposed granite with flagstone. Additionally, the community expressed a desire for a fountain element, which the developer has added to the plans.

The proposed turnkey improvements have been designed based on feedback from the community for an urban plaza park that reflects the history of the area and the culture of the community. The plaza park will serve as a "town square" for Japantown. The turnkey improvements include:

- A public art piece near 6th Street to serve as a landmark attraction (the art piece will need approval from the Public Art Committee).

- A Memory Trail with Heinlenville artifacts, history, and other elements for possible inclusion.
- The central area of the plaza contains shaded seating and provides space for special events or permitted activities.
- The southwest corner of the plaza will include a children's play area, space for yoga and tai chi, game tables, a history wall, and a trellis covering picnic tables.
- The northwest corner of the plaza will feature a garden with Japanese-style plantings, a recirculating fountain, stone walls and low curbs.

Two items still being considered for the plaza park are freestanding restrooms and security fencing. The community expressed a desire for public restrooms in the plaza, which would help support the Farmer's Market or other activities and park uses. The developer is also considering fencing that could be removed during the day when the park is open and easily reinstalled each night when the park is closed in order to prevent vandalism and overnight vagrancy. At this stage, PRNS anticipates only minor changes to the proposed plaza park Master Plan, but is seeking and may incorporate any recommendations that the Parks and Recreation Commission makes to improve the future park.

Next steps include preparation of a Turnkey Parkland Agreement, which will require Council approval along with the Master Plan. Since no formal plaza park name nominations have been submitted, members of the public or the developer's team are encouraged to submit plaza park name nominations. Japantown Square is a working title and the final plaza park name must be approved by Council under the City's "Naming of City Owned Facilities" policy. The nomination form can be found at:

<http://www3.sanjoseca.gov/clerk/forms/CityOwnedFacilities.pdf>

CEQA

The potential environmental impacts from the development of this area were addressed in the Japantown Corporation Yard Redevelopment Project Environmental Impact Report (adopted May 21, 2008 by Council Resolution No. 74384) and its Addendums. The environmental documents can be reviewed on the Planning Division's Japantown Corporation Yard Redevelopment page: <http://www.sanjoseca.gov/index.aspx?nid=4965>

/s/
Kathy LéVeque
Supervising Planner
Parks, Recreation and Neighborhood Services

For questions please contact Kathy LéVeque, Supervising Planner, at (408) 793-5544.

Attachments: Japantown Square Turnkey Plaza Park Master Plan and Conceptual Site Imagery

JAPANTOWN SQUARE PLAZA / PARK

LANDSCAPE DESIGN CONCEPT (DRAFT) presentation to parks and recreation COMMISSION

client

williams/Dame & Associates

1308 NW everett street
Portland, OR 97209

RELATED California

44 Montgomery street, suite 1050
san francisco, ca 94104

Silicon Valley creates

38 W. Santa Clara Street
San Jose, CA 95113

PREPARED BY

KEN KAY ASSOCIATES

URBAN DESIGNERS & LANDSCAPE ARCHITECTS
1045 SANSOME street, STUDIO 321
SAN FRANCISCO, CA 94111

architects:
for CCA building

Ankrom Moisan

6720 SW Macadam Ave
Suite 100
Portland, OR 97219

architects:
for residential & retail

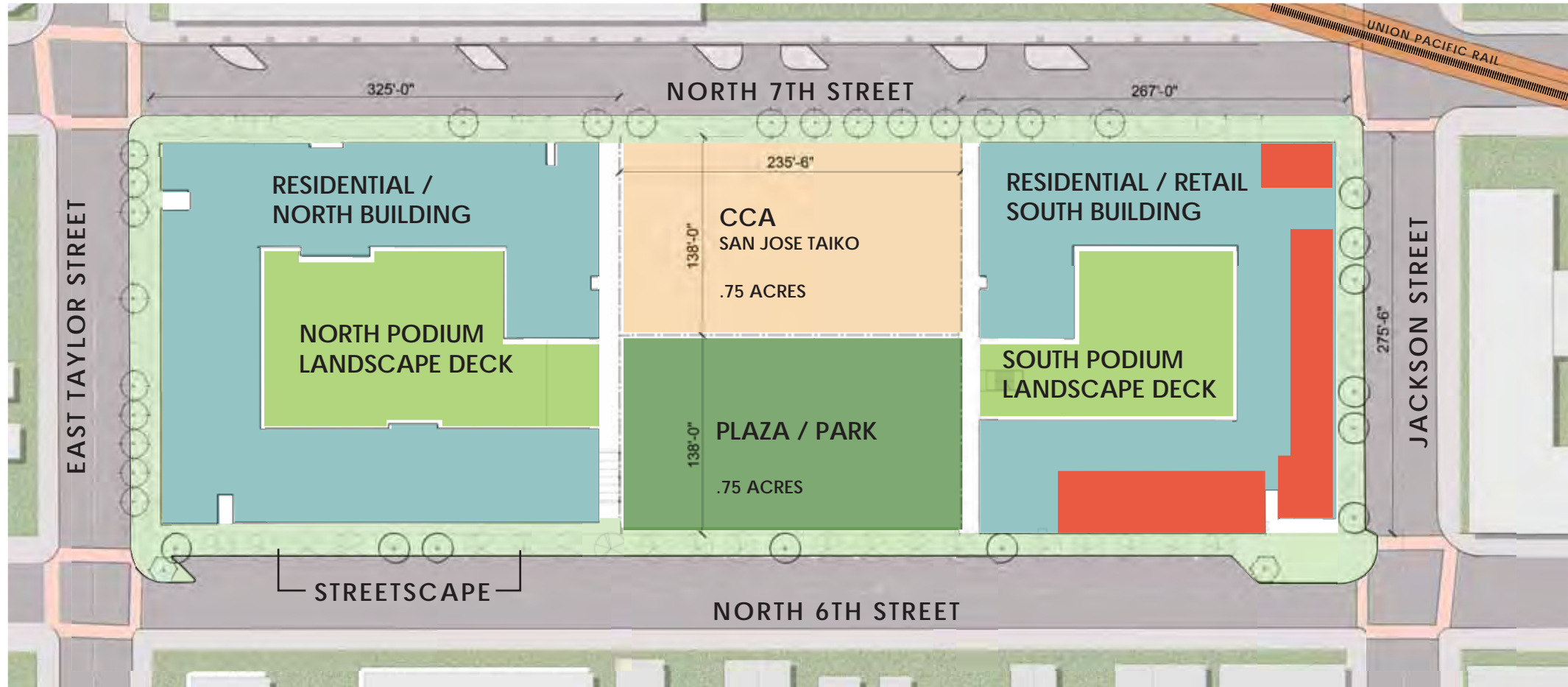
Ankrom Moisan

117 South Main St
Suite 400
Seattle, WA 98104

civil engineers

HMH Engineering

1570 Oakland Road
san jose, ca 95131



JAPANTOWN STREETScape
VOCABULARY OF DETAILS

PLAN VIEW



0 30' 60' 120'



EXISTING SITE CONDITIONS



JAPANTOWN GATEWAY



"PERSEVERANCE & GRATITUDE"



INTERPRETIVE PANELS



EXISTING STREET TREES



SAN JOSE BUDDHIST CHURCH
BETSUIN



JAPANESE AMERICAN
MUSEUM



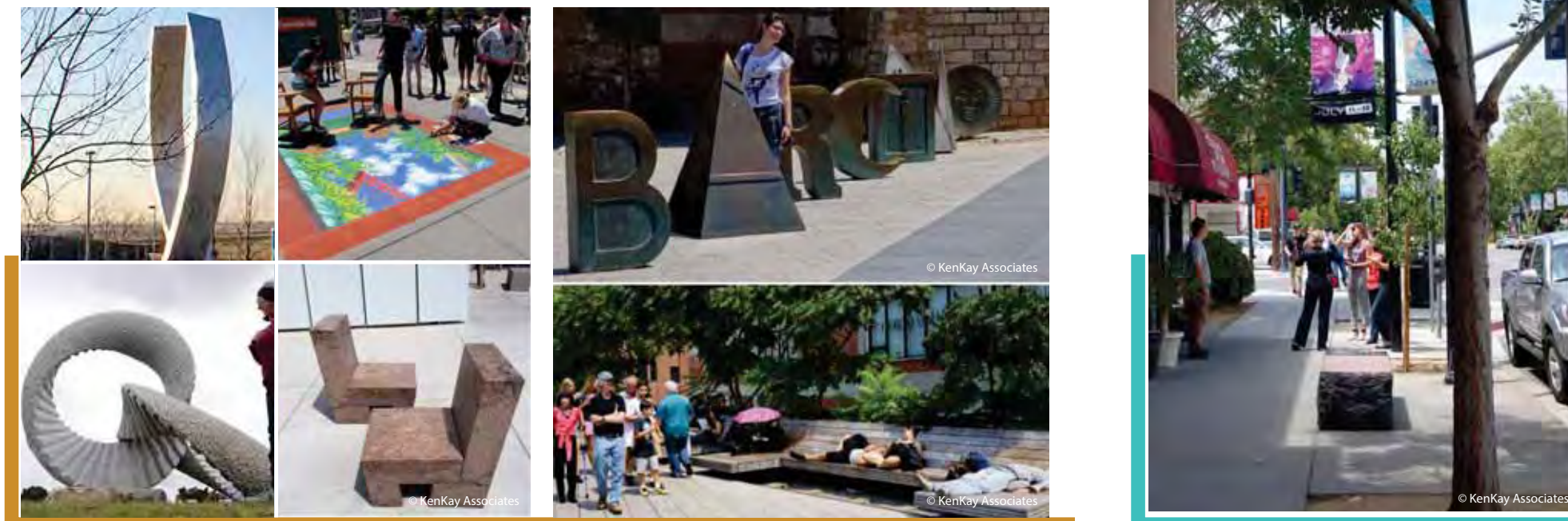
PRINCIPLES

PLACE MAKING

Creating a great public environment on and around the Japantown Square site that reinforces its unique history and culture.

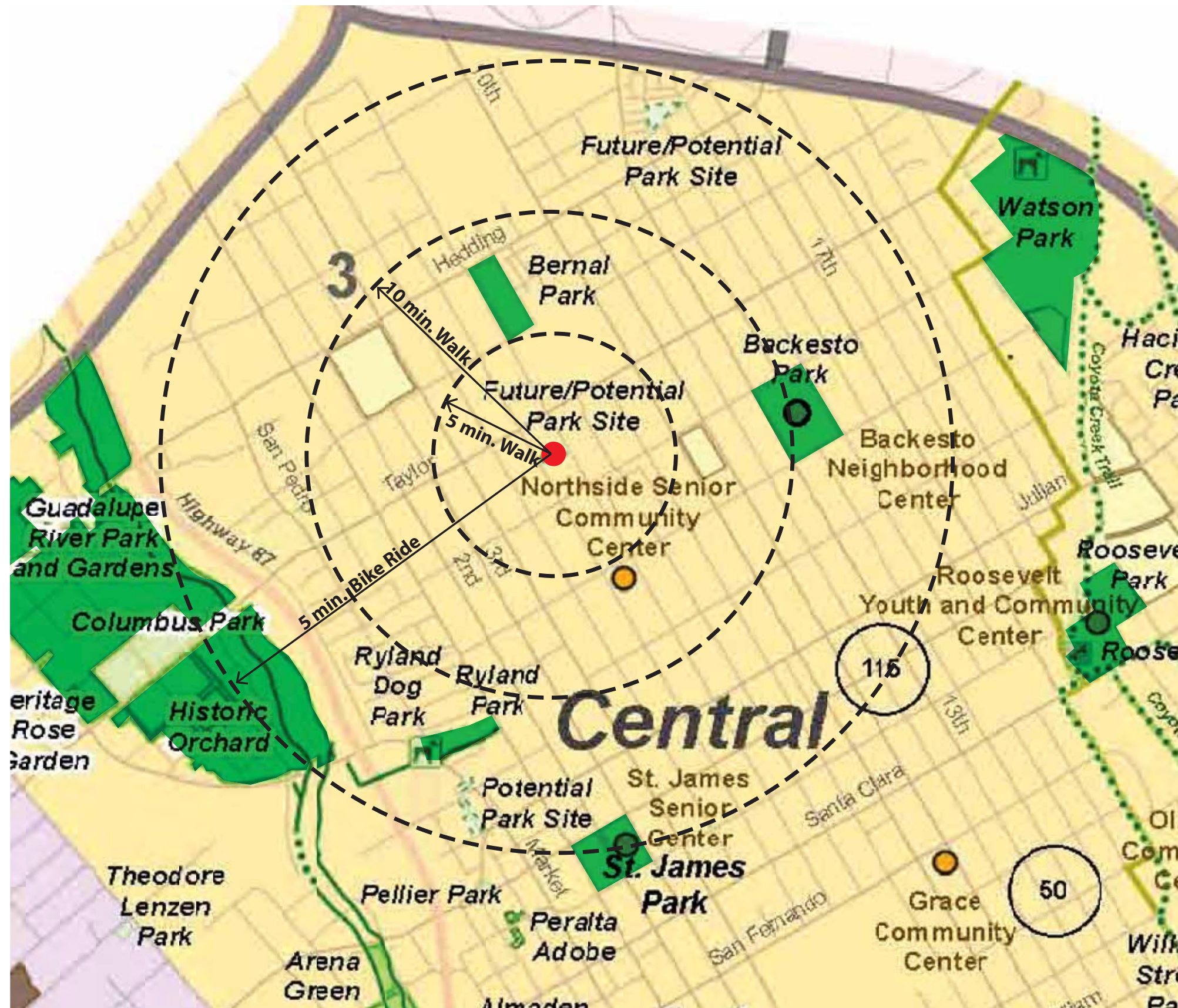
PLACE MARKING

Making this site an unique place within San Jose and the Japantown community by creating the proposed plaza/park as an ongoing platform for the arts and for community activation.



PLACE KEEPING

Honoring Japantown's past and the dedicated people of the community that has shaped it over time. Today you all recognize the incredible opportunities that the community will undergo in the years to come.



Near by Parks:

Bernal Memorial Park
5.8 ac
Unlighted softball field
Playground ages, 2-5 & 5-12
BBQ faciitlies

Beckesto Park
10.5ac
Lighted softball/soccer field, 2 basketball courts, 2 handball courts, 3 boccee ball courts 8 unlighted tennis courts
Playground ages, 2-5 & 5-12
BBQ faciitlies

Ryland Park
3.2 ac
Basketball court, exercise course & swimming pool
BBQ faciitlies
Dog Park

St. James Park
6.8 ac
Exercise course
Playground ages, 2-5 & 5-12

Guadalupe River Park and Gardens
120 ac
Operated by the Guadalupe River Park Conservancy

Park System of Central/ Downtown Planning Area
Provided by Greenprint 2009, City of San Jose



CIRCLE OF PALMS PLAZA



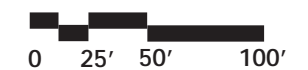
CITY HALL PLAZA



CESAR CHAVEZ PARK

CCA
SAN JOSE TAIKO
.75 ACRES

JAPANTOWN
PLAZA / PARK
.75 ACRES





MAIN PLAZA: FARMER'S MARKET & EVENT



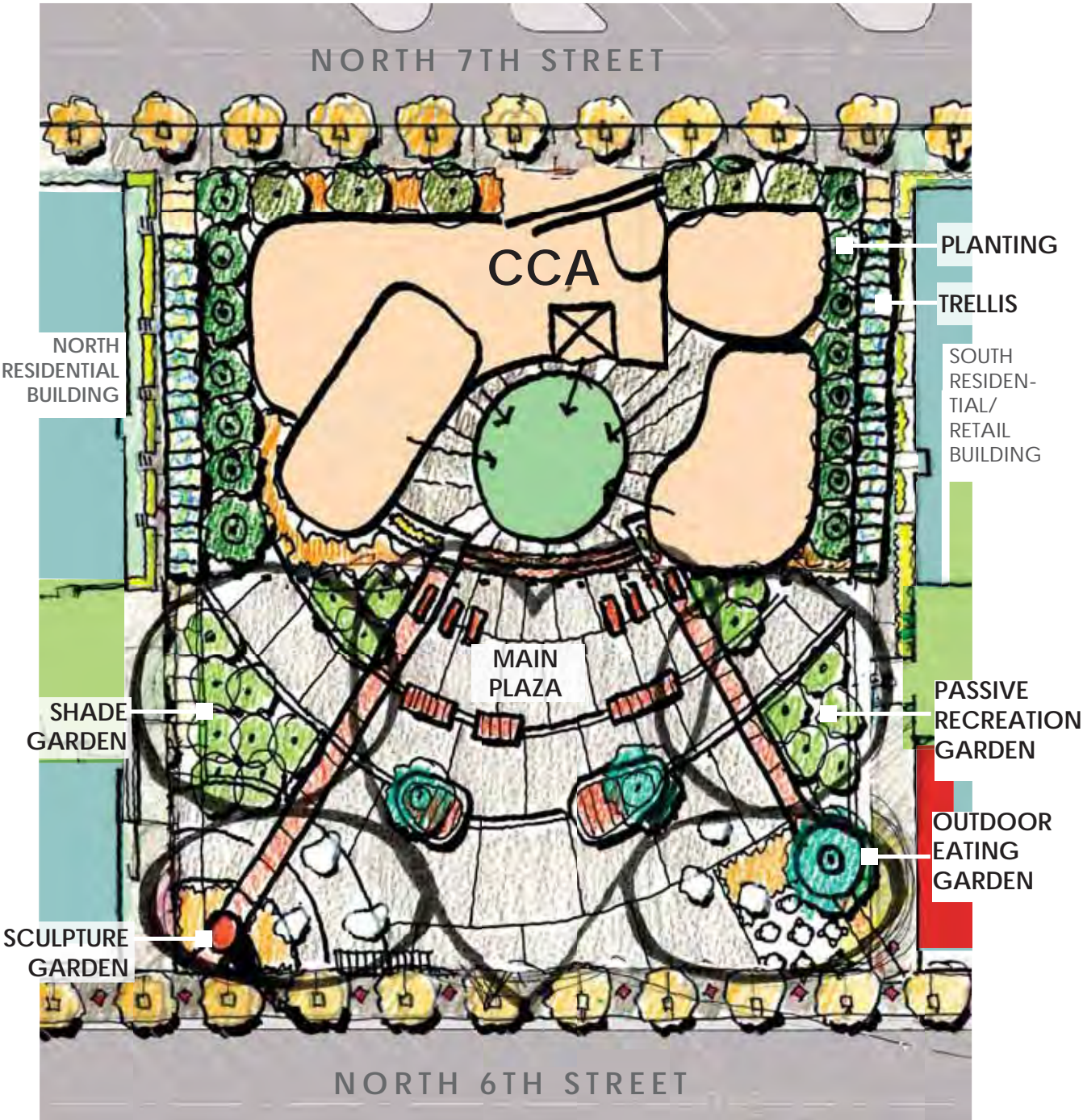
SCULPTURE & SHADE GARDEN

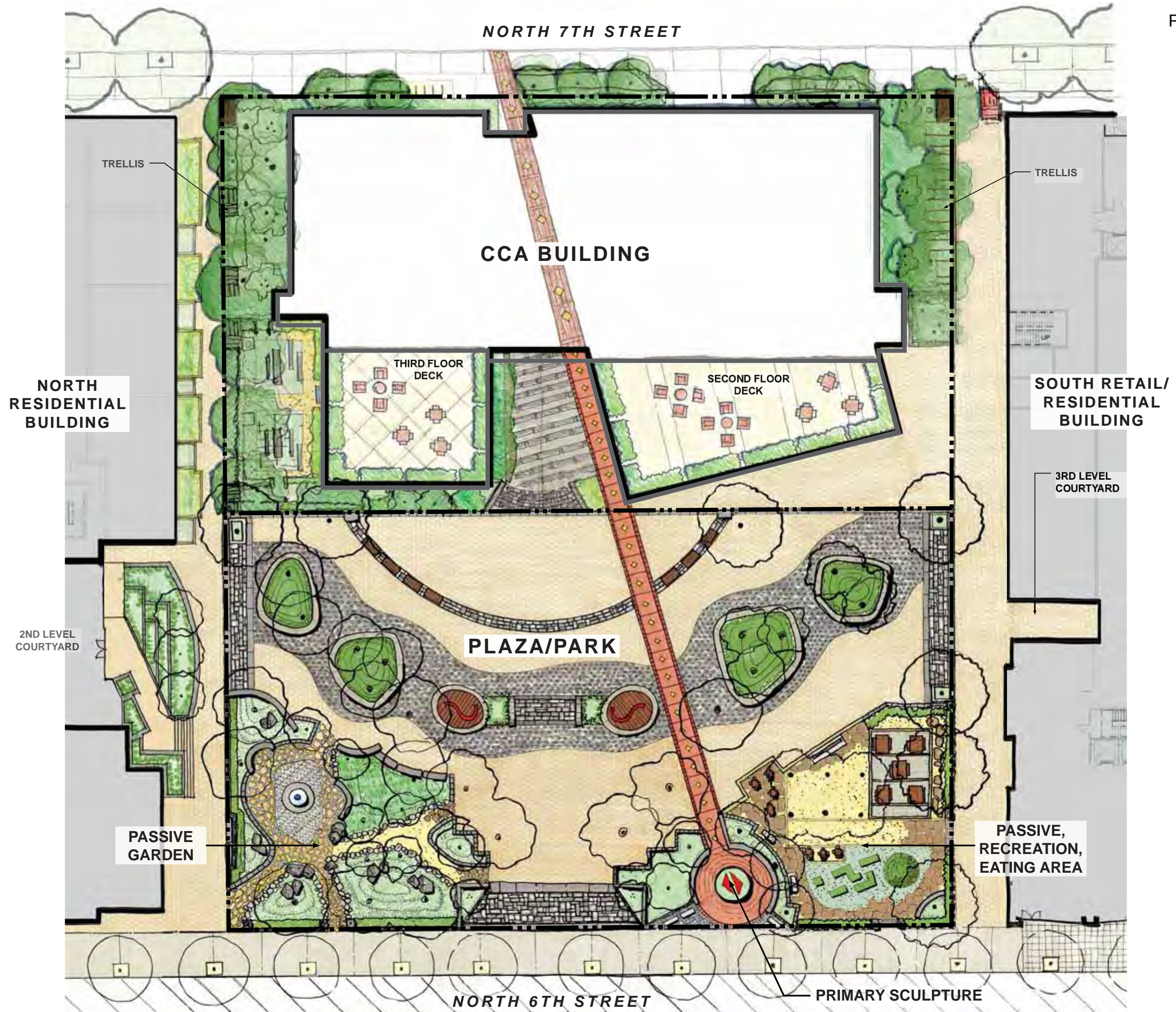


OUTDOOR EATING

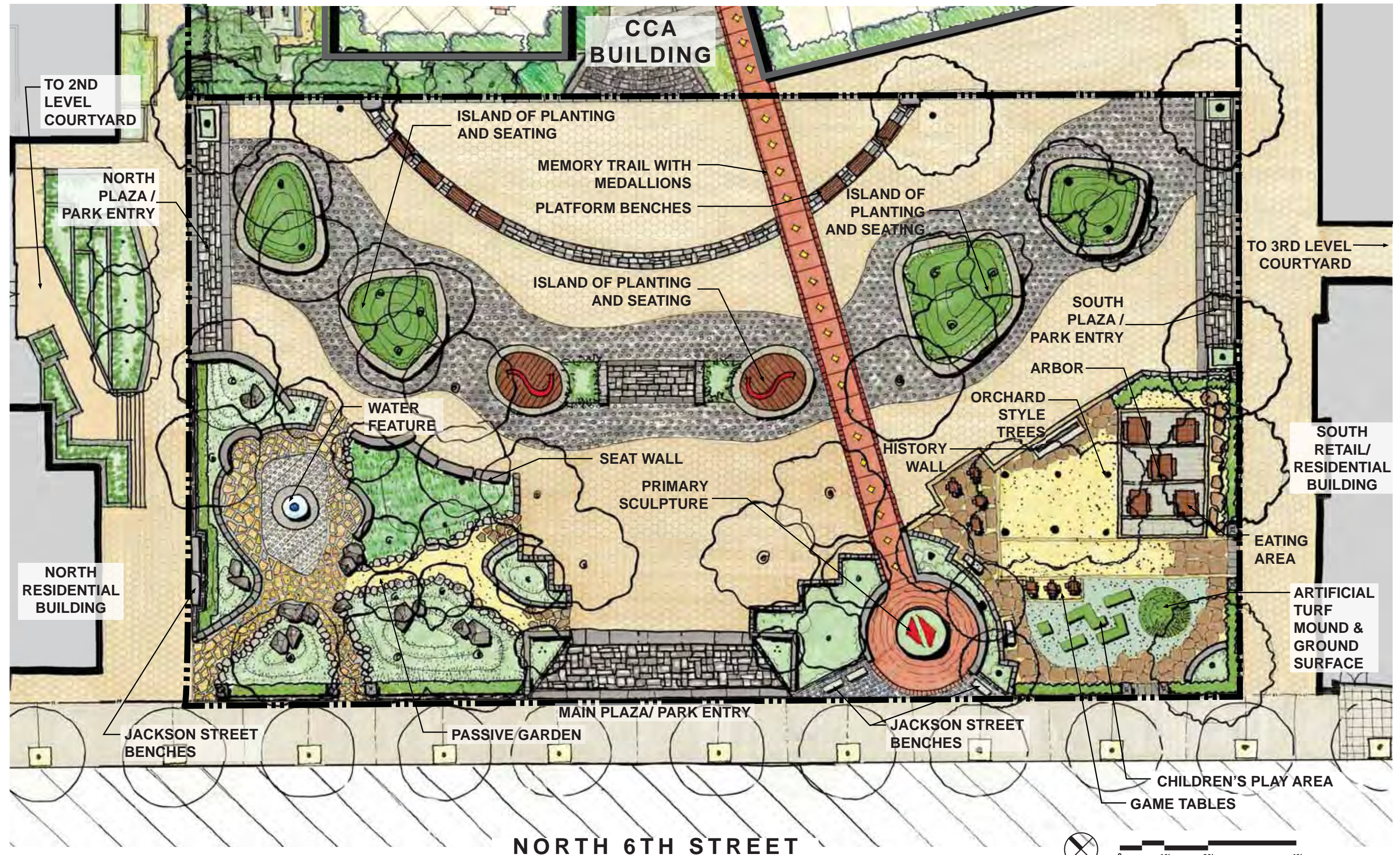


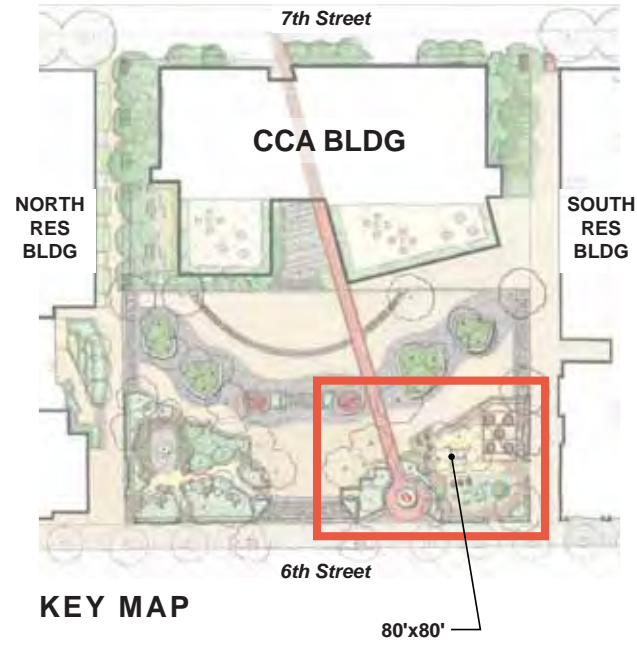
PASSIVE RECREATION











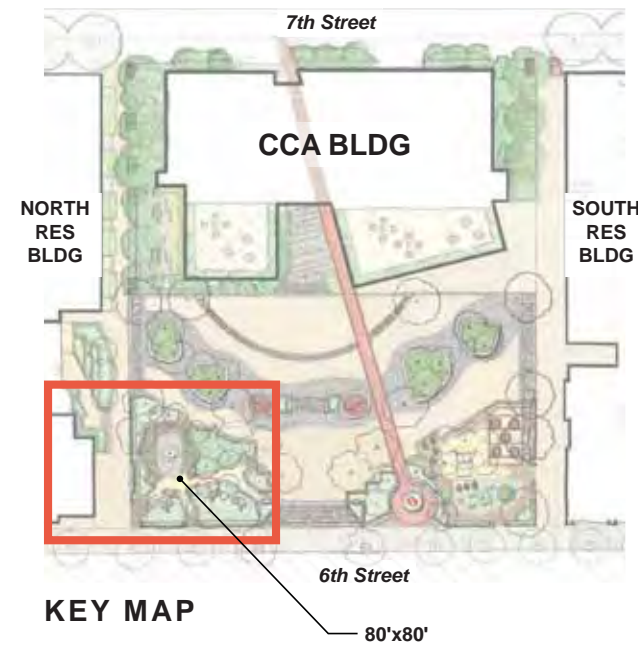
LEGEND

- ① Memory Trail with Tatami Medallions
- ② Cultural Granite Benches
- ③ Raised Brick Plinth for Sculpture - Tatami Mats Along Facade
- ④ Memory Trail with Heinlenville Bricks
- ⑤ Granite Bench
- ⑥ Game Tables
- ⑦ La Paz Stone Paving
- ⑧ Interpretive Panel
- ⑨ Orchard with Decomposed Granite Paving
- ⑩ Picnic Tables
- ⑪ Metal Trellis with Shade Screen
- ⑫ Raised Planter
- ⑬ Concrete Pavers
- ⑭ Maze with Hedge Forms
- ⑮ Entry Gate with Granite Columns and Lights
- ⑯ Artificial Turf
- ⑰ Artificial Turf Mound
- ⑱ Entry Gate with Granite Columns and Lights
- ⑲ Granite Bench
- ⑳ Granite Curb with Metal Hoops
- ㉑ Screening Hedge



NORTH 6TH STREET





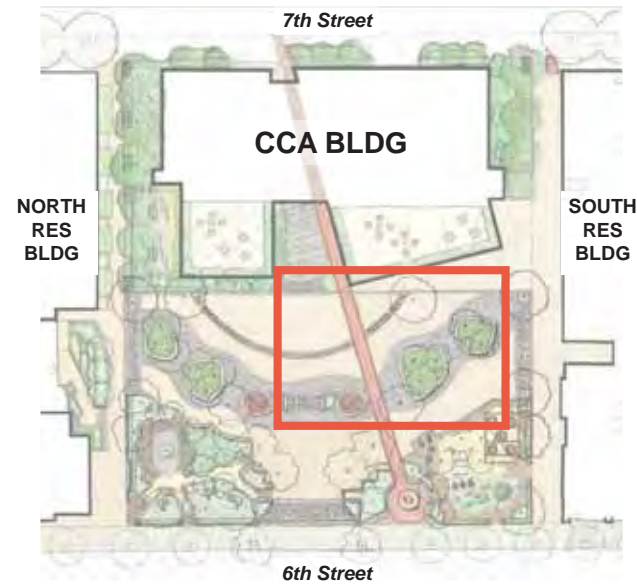
LEGEND

- ① Stone Wall - height varies
- ② Granite Bench
- ③ Cultural Granite Benches
- ④ Flagstone Paving
- ⑤ Water Feature
- ⑥ Decomposed Granite Paving
- ⑦ Sitting Boulders
- ⑧ Granite Curb with Metal Hoops
- ⑨ Granite Entry Columns with Pedestrian Lights
- ⑩ Planting Berm
- ⑪ Bioretention Area
- ⑫ Granite Benches
- ⑬ Repurposed Stones, Craftman-Inspired



NORTH 6TH STREET





KEY MAP

LEGEND

- ① Paver Band Property Delineation
- ② Hexagon AC Pavers
- ③ Memory Trail with Tatami Medallions
- ④ Granite Ashlar Band
- ⑤ Platform Benches
- ⑥ Repurposed Stones, Craftman-Inspired
- ⑦ La Paz Stone Paving
- ⑧ Arched Wall
- ⑨ Bamboo Planting
- ⑩ Granite and Concrete Seat Wall with Entry Element and Bamboo Decking
- ⑪ Islands of Planting and Seating
- ⑫ Repurposed Stones, Craftman-Inspired at Entry

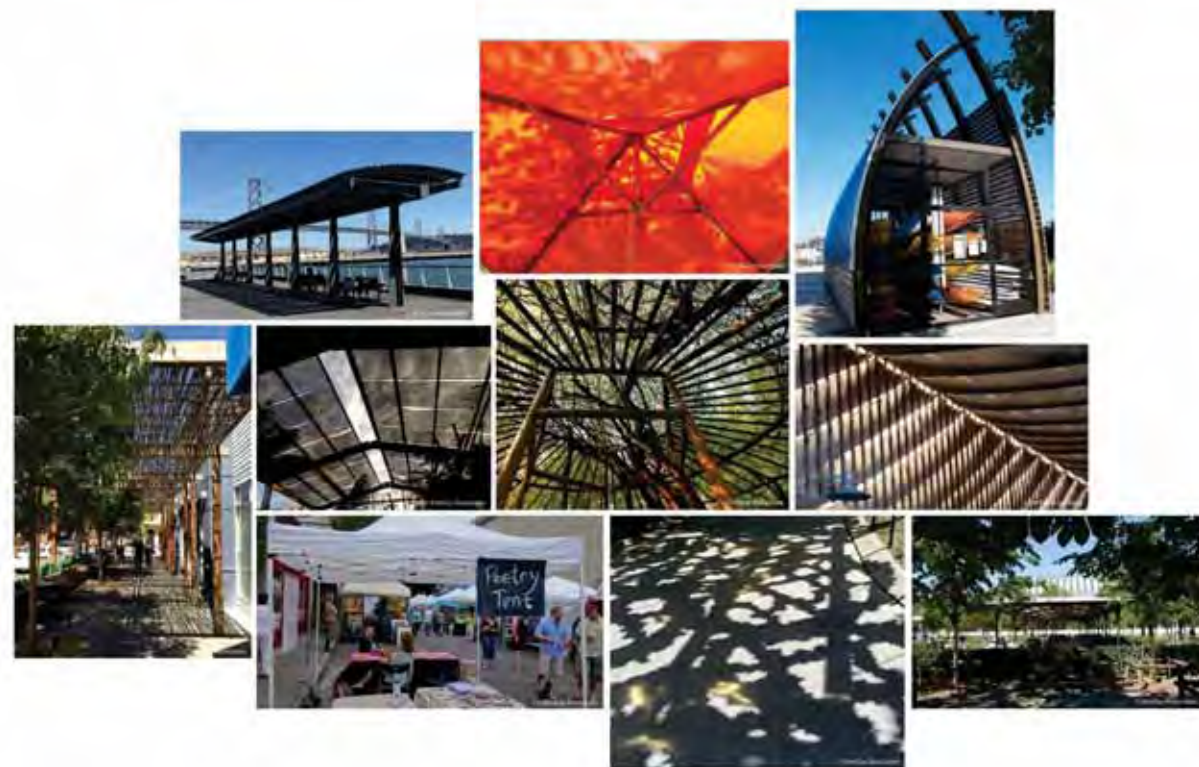




CONCEPTS



ACTIVITIES



SHADE STRUCTURE



PLANTINGS



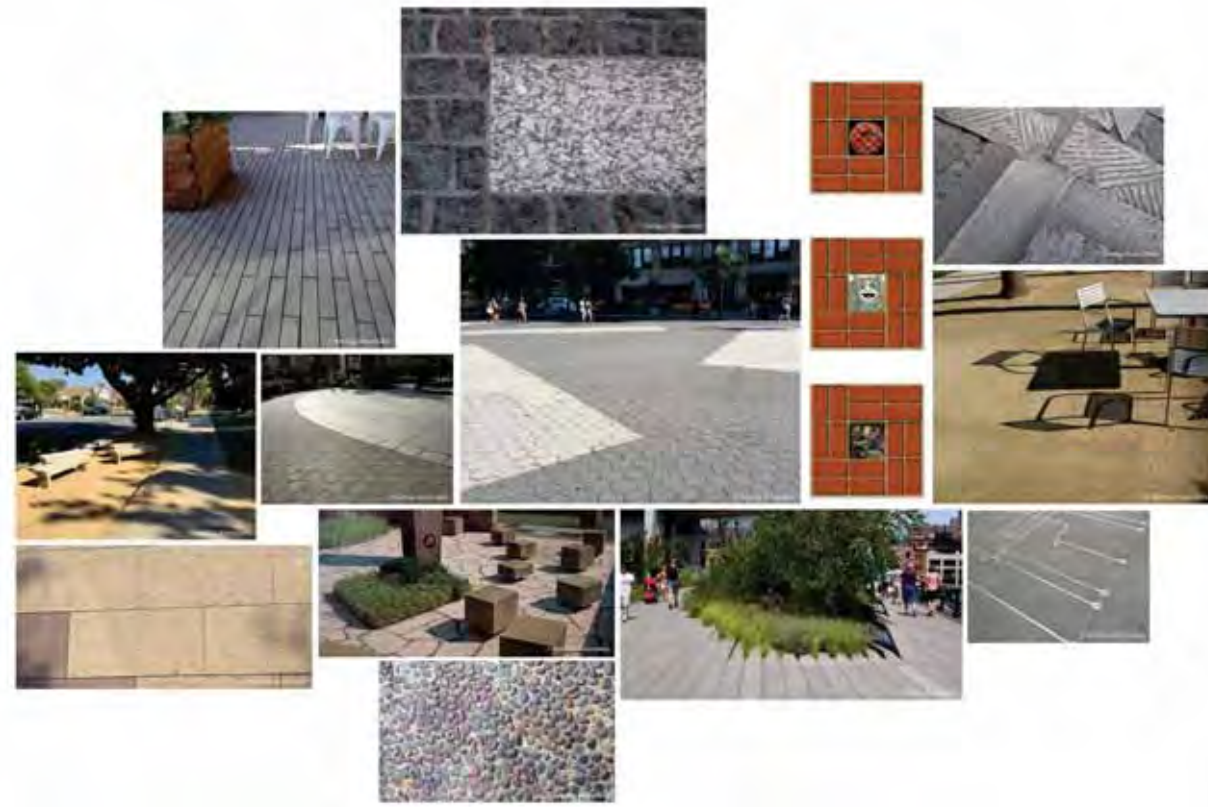
SCULPTURES



SEATING ELEMENTS



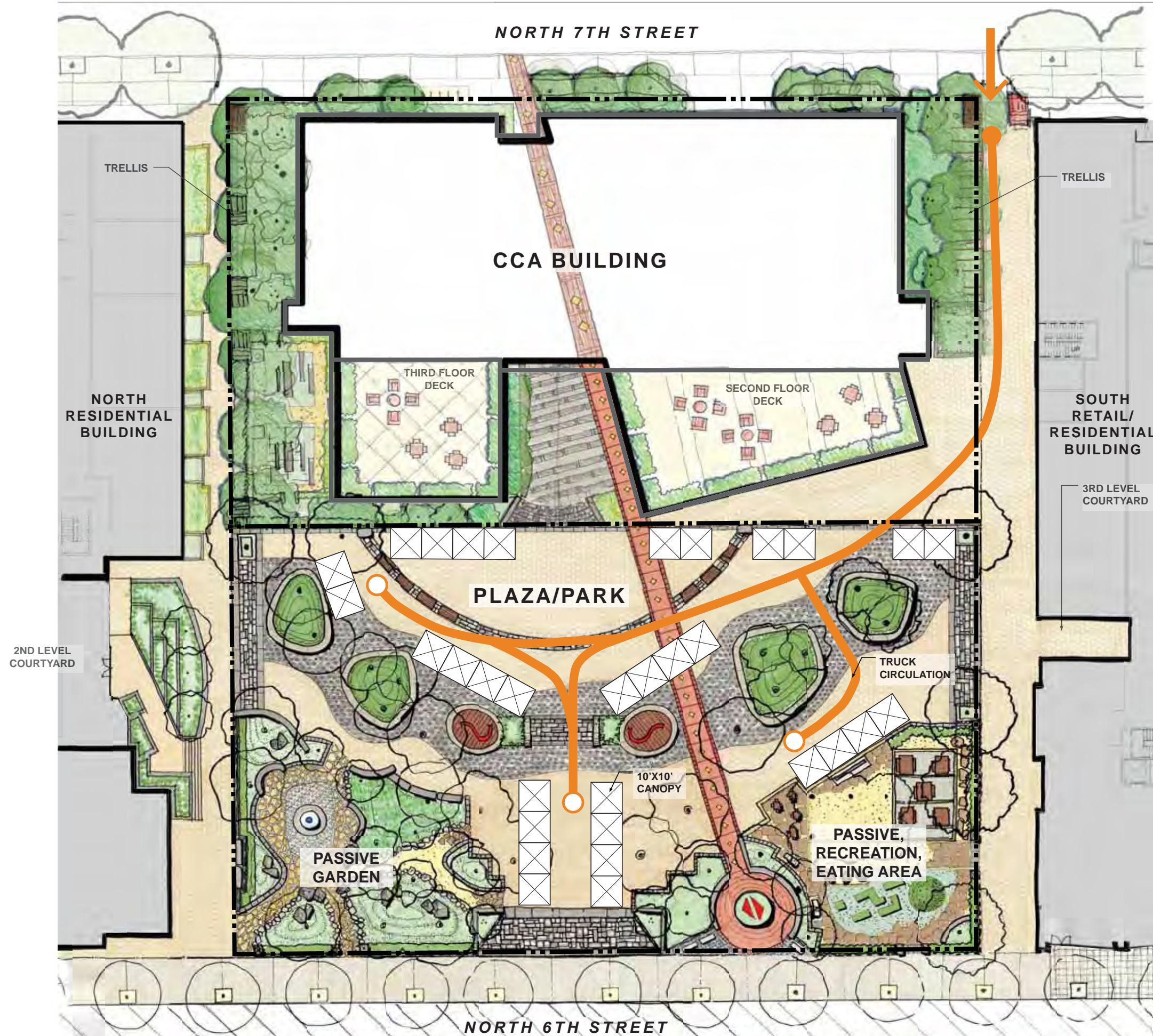
SITE ELEMENTS



PAVING SYSTEM







JAPANTOWN SQUARE PLAZA / PARK

THANK YOU ALL